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**Z-2579**  
**RUTH A SCHAFER**  
**I3 to GB**

**STAFF REPORT**  
**July 10, 2014**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by attorney Daniel Teder, is requesting rezoning of the northern 1.46 acres of a 3.58 acres lot, located on the east side of N. 36<sup>th</sup> Street, north of South Street, more specifically 91 N. 36<sup>th</sup> Street, Lafayette, Fairfield 22 (SE) 23-4.

The southern half of this lot was rezoned from I3 to GB by Lafayette City Council in June 2014 (Z-2572). Petitioner's representative has stated the potential use for redevelopment of this site is a dine-in restaurant and petitioner believes the entire site will be now be utilized for that use.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is currently zoned I3. Property to the north is also zoned I3; properties adjacent to the east, south, and west are zoned GB. This request is only for the northern portion of the lot (1.46 acres out of the 3.58 acres total lot size because the southern portion was rezoned in June).

**AREA LAND USE PATTERNS:**

The site currently consists of three buildings. The northern-most building (the area in this request) is used by a heavy industrial contractor; the other two buildings are vacant.

These buildings last housed a heavy equipment rental office and storage area. Petitioner's representative has stated that all structures on the site will be razed for the potential new user.

Uses in this area of town vary with a mix of retail, service establishments, industrial and office uses; other uses north along 36<sup>th</sup> Street continue to be industrial in nature. Uses along South Street are predominately commercial.

A billboard is also located on site and would remain conforming if the zoning changes.

**TRAFFIC AND TRANSPORTATION:**

This site has access to 36<sup>th</sup> Street from three driveways. Access between adjacent sites along 36<sup>th</sup> Street is unrestricted. There is no distinct property separation between driveways/parking lots. When a new use locates at this site approval of access will be administered by the Lafayette City Engineer's Office.

If a restaurant is the end user of the site the parking standard is 1 space for 200 square feet of gross floor area.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities serve the site. A 15' wide 'Type A' bufferyard is required when GB-zoned land is redeveloped adjacent to I3 zoning (north side).

**STAFF COMMENTS:**

Staff recommended approval of the rezone of the southern half of the property to GB based on the argument that uses along SR 26 have transitioned from industrial to commercial uses. The same argument applies to this request. Staff supports the lot having homogenous zoning.

Staff favors the transition from industrial to commercial zoning along South Street as existing industrial uses continue to re-locate in the industrial expansion area southeast of the city. Since the southern portion of the property was rezoned, a corridor of commercially zoned land now extends along the north side of South Street from Earl Avenue to the Starbucks east of I-65. Staff also prefers that lots have a single zoning classification so redevelopment standards on the lot can be applied to the entire lot.

**STAFF RECOMMENDATION:**

Approval